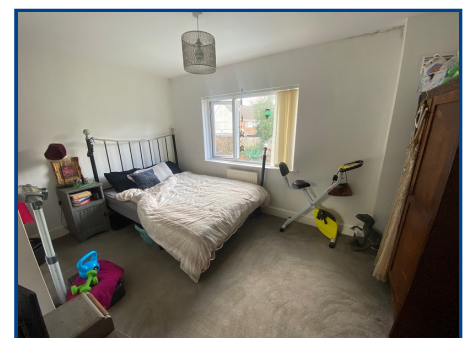
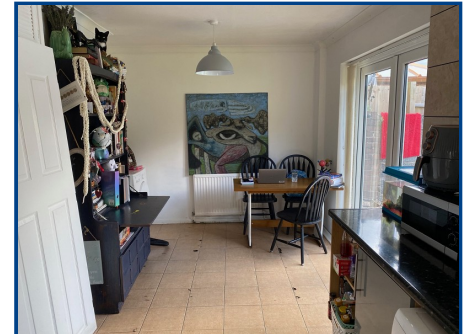


**Caederwen Road  
Neath  
Neath Port Talbot.**

**Price £120,000**



- SEMI DETACHED PROPERTY
- 3 BEDROOMS
- LOUNGE
- KITCHEN / DINER
- OFF ROAD PARKING TO THE FRONT
- TENANT IN SITU ACHIEVING £450 PCM



## General Description

**IDEAL INVESTMENT OPPORTUNITY!**

Semi detached property, situated in Cae Derwen Neath. Tenant currently pays £500.00 pcm. Call us today to book a viewing.....

**EPC Rating: D66**

### Property Description

#### IDEAL INVESTMENT OPPORTUNITY!

Semi detached property, situated in Cae Derwen Neath. Property offers; Entrance to hallway, lounge, kitchen / diner to the ground floor. 3 Bedrooms & family bathroom to the 1st floor. Off road parking to the front, with enclosed spacious rear garden. Property does require some modernising & benefits from gas central heating & double glazing throughout. Call us today to book a viewing.....

#### Entrance Hallway (11' 05" x 5' 07") or (3.48m x 1.70m)

Entrance to hallway, staircase leading to the 1st floor, under stairs storage cupboard, laminated flooring, radiator.

#### Lounge (14' 00" x 12' 03" ) or (4.27m x 3.73m)

Window to the front, laminated flooring, radiator.

#### Kitchen/Diner (19' 11" x 10' 04" ) or (6.07m x 3.15m)

Door to the side & window and French doors opening to the rear garden. Base fitted units with electric cooker point, wall mounted gas central heating boiler, plumbing for a washing machine, partially tiled walls, tiled flooring, storage cupboard, radiator.

#### First Floor Accomodation (6' 00" x 4' 05" ) or (1.83m x 1.35m)

Landing area, window to the side, attic entrance. Doors leading to.

#### Bedroom One (14' 00" x 9' 09" ) or (4.27m x 2.97m)

Window to the rear, storage cupboard, radiator.

#### Bedroom Two (12' 07" x 10' 03" ) or (3.84m x 3.12m)

Window to the front, storage cupboard, radiator.

#### Bedroom Three (9' 05" x 9' 02" ) or (2.87m x 2.79m)

Window to the front, radiator.

#### Family Bathroom (7' 11" x 5' 08" ) or (2.41m x 1.73m)

Frosted window to the side, panelled bath with shower over, low-level WC, hand basin, fully tiled walls, radiator.

#### External

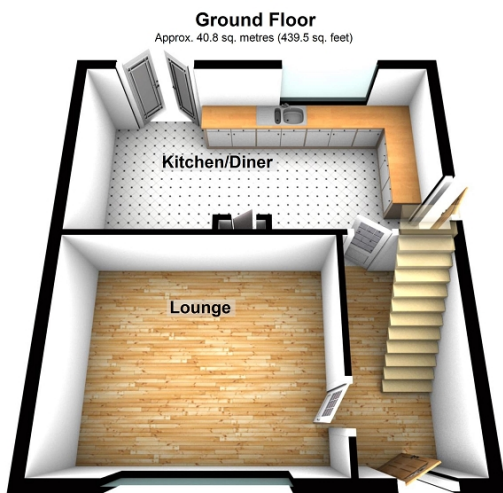
Off road parking to the front of the property, with side gated access to the rear garden. Enclosed lawn tiered garden.

#### Tenure

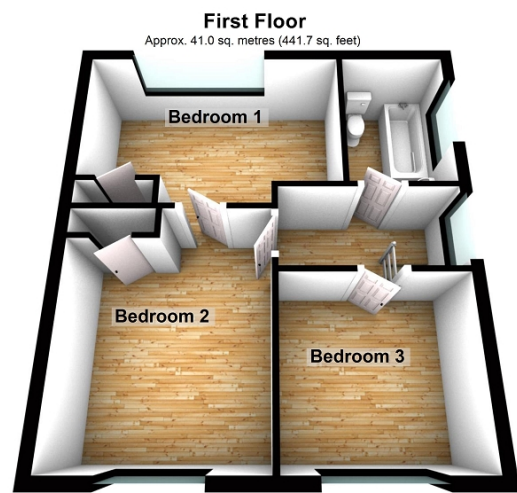
Not Specified

#### Council Tax

Not Specified



Total area: approx. 81.9 sq. metres (881.2 sq. feet)



#### Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

#### Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial. If you require professional property advice when purchasing or selling a property contact the team via [surveys@ctf-uk.com](mailto:surveys@ctf-uk.com).